

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

July 5, 2017

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, S. Radtke, A. Riegler, L. Wood

MEMBERS ABSENT: D. Warren, excused; K. Panozzo, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: M. Geeting; K. Vanderkoede, 3402 Bradford NE, Gr Rapids MI for the Amazon; K. George

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of July 5, 2017 was made by J. Hilt, supported by S. Kroes and unanimously approved.

NEW BUSINESS

Case 2017-10 – 394 Houston Ave. Applicant: Jeffrey Potts. District: Houston. Current Function: Residential. The applicant is seeking approval to install a 4-foot high chain-link fence enclosing the perimeter of the property. A site plan was provided, showing the fence location. A land survey has been completed.

J. Hilt asked if the fence would go all the way around the property. J. Potts stated that it would. S. Radtke stated that HDC standards did not allow a chain link fence in the front yard. Board members and the applicant discussed different styles of fences. Board members concurred that a picket style fence was preferable in the front yard; J. Potts stated he was willing to do that.

A motion that the HDC approve the request to install a metal or wooden picket fence in the front yard and a chain link fence from the front building line of the house encircling the back yard, as long as all zoning requirements are met and the necessary permits are obtained, was made by S. Radtke, supported by D. Warren and unanimously approved, with J. Hilt, S. Kroes, S. Radtke, A. Riegler, D. Warren, L. Wood, and K. Panozzo voting aye.

Case 2017-11 – 511 W. Clay Ave – Garage Door. Applicant: Katherine Jawor/Steve Dahlstrom. District: National Register. Current Function: Residential. The applicant is seeking approval to install a 12-foot wide by 8-foot high garage door on the east side of the garage. There was previously a garage door in this location as evidenced by interior framing and garage door brackets. Photos were provided. The existing, 16' x 8' garage door on the south side of the building will remain.

A. Riegler asked if the garage was visible from Clay Avenue. J. Samuels stated that it was not, it was off the rear alley. He stated that the additional door was needed in order to be able to access

the full garage. As it was now, the homeowner could get only one car in the two-stall garage due to the angle off the alley; photos were provided showing this. They would install the new door up to current code and the appearance would match the current door, just a different size.

A motion that the HDC approve the request to install the garage door as proposed as long as it meets all zoning requirements and the necessary permits are obtained, was made by A. Riegler, supported by S. Radtke and unanimously approved, with J. Hilt, S. Kroes, S. Radtke, A. Riegler, D. Warren, L. Wood, and K. Panozzo voting aye.

Case 2017-12 – 1335 4th Street. Applicant: Santiago Cabrera. District: Campus. Current Function: Residential. The applicant is seeking approval to re-roof the house. He is proposing to change from the current shingle style (diamond-shaped style) to asphalt shingles similar in appearance to other roofs in the historic district.

Board members concurred that regular square-shaped asphalt shingles were appropriate for the area. A motion that the HDC approve the request to install the new roof as proposed as long as all zoning requirements are met and the necessary permits are obtained, was made by S. Kroes, supported by L. Wood and unanimously approved, with J. Hilt, S. Kroes, S. Radtke, A. Riegler, D. Warren, L. Wood, and K. Panozzo voting aye.

OLD BUSINESS

1347 Peck Street. S. Radtke stated that the wooden siding at this location had been totally removed from an entire side of the house. The HDC had approved for damaged siding to be replaced only. The board asked that staff look into this.

Hackley Public Library, . S. Radtke stated that the front doors to the Hackley Library had been replaced. S. Kroes stated that, as far as she knew, the old doors had been cleaned, refurbished and replaced. S. Radtke asked that staff look into this as well.

Chase Piano Factory on Windward Pointe site – J. Weber asked if it was possible to make the former Chase Piano Factory a historic district to save it from being demolished. A. Riegler provided him with information on how to go about the process of establishing a new historic district; it was not something the HDC could do on its own. D. Warren stated that, at a City Commission meeting, commissioners had stated that they would reach out to the developer to discuss the possibility of saving the building.

OTHER BUSINESS

Staff and board members discussed the protocol for when people disobey the HDC's conditions of approval or when work is done without HDC approval. J. Pesch stated he would look into that, as this was his first meeting as HDC liaison and he was not familiar with enforcement actions taken in the past. Q. Tiffany attended the meeting to also request that the HDC enforce its regulations on properties that were non-compliant.

There being no further business, the meeting was adjourned at 4:48 p.m.